

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, NOVEMBER 14, 2019** AT 7:00 P.M. IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

BOARD MEMBERS PRESENT:

PAUL R. DUNPHEY	CHAIRMAN
TERRY CHAPMAN	VICE-CHAIR
KEVIN FERGUSON	TREASURER
ERNIE DAVIS (exc. absence)	SECRETARY
THOMAS KOLUPSKI	MAYOR
GARY BELL	MEMBER
JEFF LARSON (exc. absence)	COUNCIL REPRESENTATIVE

ALSO PRESENT WERE:

GAYLE COOK	CITY MANAGER
STEVE WEATHERED	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

EDC Chairman Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a quorum was present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

There were none.

2. PRESENTATIONS

2.1 EDC Director's report on economic development activities for October 2019.

EDC Director, Paul Chavez presented the following monthly report:

- RedNews campaign for 2020 – marketing for upcoming tradeshow
- Kirk & J's BBQ still waiting on ribbon cutting date
- Seaside RV Resort ribbon cutting still pending sometime in Spring
- Meeting with Betty Russo, with the office of Governor Abbott economic development, – discussion on available programs for small city development
- Review of pending and active EDC incentive agreements
- National Sign Plaza – directional signs around Seabrook – need to relocate two of them – one at Repsdorph and the other at Main St./NASA
- Meeting with Jake Magee, editor with The Community Impact Newspaper, drove around Seabrook – upcoming article on Seabrook
- 1110 Hall Site – upcoming marketing campaign to promote site for economic development purposes
- (BAHEP) Bay Area Houston Economic Partnership annual quasar awards on January 24, 2020

- Economic Alliance 2020 Banquet coming up on February 6, 2019 – they will not be doing business of the year – EDC thinking of honoring business-of-the-year with a plaque at City Council
- Chamber of Commerce will be having their open house on December 19, 2019
- Retail Strategies monthly update – Retail Strategies will be coming down to Seabrook on December 4, 2019 for discussion of the next phase
- GIS Day – was held November 14, 2019 at the Public Works facility – There will be a new EDC real estate GIS webpage coming soon
- Monthly budget reports for 2018-2019 and upcoming 2019-2020

3. EXECUTIVE SESSION

3.1 Section 551.071

Consult with attorney to receive legal advice regarding terms of Performance Agreement and enforcement, as provided by Texas Government Code Section 551.071.

3.2 Section 551.087

Conduct a closed executive session to discuss commercial information the City has received from business prospects that it seeks to have located, stay or expanded in the City and which the City is conducting economic development negotiations, including deliberation of a financial offer or incentive.

The EDC Board went into Executive Session at 7:12 pm.

4. OPEN SESSION

4.1 The EDC Board will reconvene in open session to allow for possible action on the agenda items listed above under “Executive Session”.

The EDC Board reconvened at 7:34 pm.

No action was taken during Executive Session.

5. NEW BUSINESS

5.1 Consider and take all appropriate action on an extension for substantial completion requested by KIWO.

Per KIWO’s incentive agreement, the date for relocation of their manufacturing operations to Seabrook has been delayed. Per the agreement, the deadline to relocate their manufacturing operations from New York to Seabrook was December 1, 2019. KIWO representative, Mr. Pedro Guerrero, presented the following presentation:

- KIWO has made progress in expanding their production facility in acquiring the Batavia warehouse and the building at 1906 Marvin Circle
- KIWO is having problems with outsourcing the film – having quality problems
- They are hoping to resolve the problem within the middle of next year
- They are requesting a one year extension

Motion made by Gary Bell and seconded by Kevin Ferguson.

To approve a 12 month extension (until December 1, 2020) for the relocation of KIWO's emulsion manufacturing operations to Seabrook.

MOTION CARRIED BY UNANIMOUS CONSENT

5.2 Consider and take all appropriate action on Economic Development Agreement between the Seabrook EDC and Americano Café at location 2900 NASA Parkway, for incentive reimbursements totaling \$68,500.

Motion made by Kevin Ferguson and seconded by Gary Bell.

To correct page 5, third line from the top to read the correct amount of \$68,500 instead of \$65,500 and approve the Agreement as amended.

MOTION CARRIED BY UNANIMOUS CONSENT

5.3 Consider and take all appropriate action on proposed Addendum 2019-1 amendment made to the Agreement with WMF Investments Inc. "Retail At The Commons" to provide an additional extension for the time for performance of the date of substantial completion from November 20, 2019.

Seabrook City Council did not approve the previous extension request, therefore the item has been brought back to EDC for approval. WMF representative, Mr. Bill Friedrichs, presented the following presentation:

- Detention ponds have been completed
- drainage has been completed
- 3 year deal with bank and financing is in place with 2 years left – need additional year
- Being held up by TXDOT
- Need 33% to get started – need tenants

Motion made by Mayor Thom Kolupski and seconded by Gary Bell.

To extend until the first quarter of 2020 – deadline April 1, 2020 – then reapply for incentive.

Construction needs to start before April 1, 2020 to be considered for another extension, otherwise WMF Investments needs to reapply for an incentive.

MOTION CARRIED BY UNANIMOUS CONSENT

6. ROUTINE BUSINESS

6.1 Approve minutes of the October 10, 2019 regular EDC meeting.

Motion made by Kevin Ferguson and seconded by Terry Chapman.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

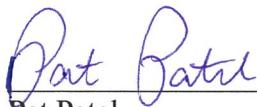
6.2 Update on SH 146 expansion.

6.3 Establish future meeting dates and agenda items.

Next meeting scheduled for Thursday, December 12, 2019.

Upon motion duly made, the meeting was adjourned at 7:59 pm.

APPROVED ON THE 12TH DAY OF DECEMBER 2019.



Pat Patel,
EDC Administrative Assistant



Paul Dunphey, EDC Chairman